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**RURAL COMMUNITIES LAND USE  
GENERAL PLAN REPORT  
SUTTER COUNTY  
CALIFORNIA**

**COUNTY PLANNING PROJECT · 1968**

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GENERAL PLAN STUDY - LAND USE ELEMENT  
LAND USE PROPOSALS for RURAL COMMUNITIES  
SUTTER COUNTY, CALIFORNIA  
1967

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Being a proposed supplement to the  
Land Use element of the Sutter County General Plan which was adopted by the Board of Supervisors in 1964.

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The preparation of this General Plan study was financed in part through an urban planning grant from the Housing and Home Finance Agency under provisions of the Housing Act of 1954, as amended.

Prepared by James M. Campbell, Planning Consultant



# MAPS

UNITED STATES GEOLOGICAL SURVEY - LAND USE DIVISION  
LAND USE PHOTOGRAPHIC RECORDING

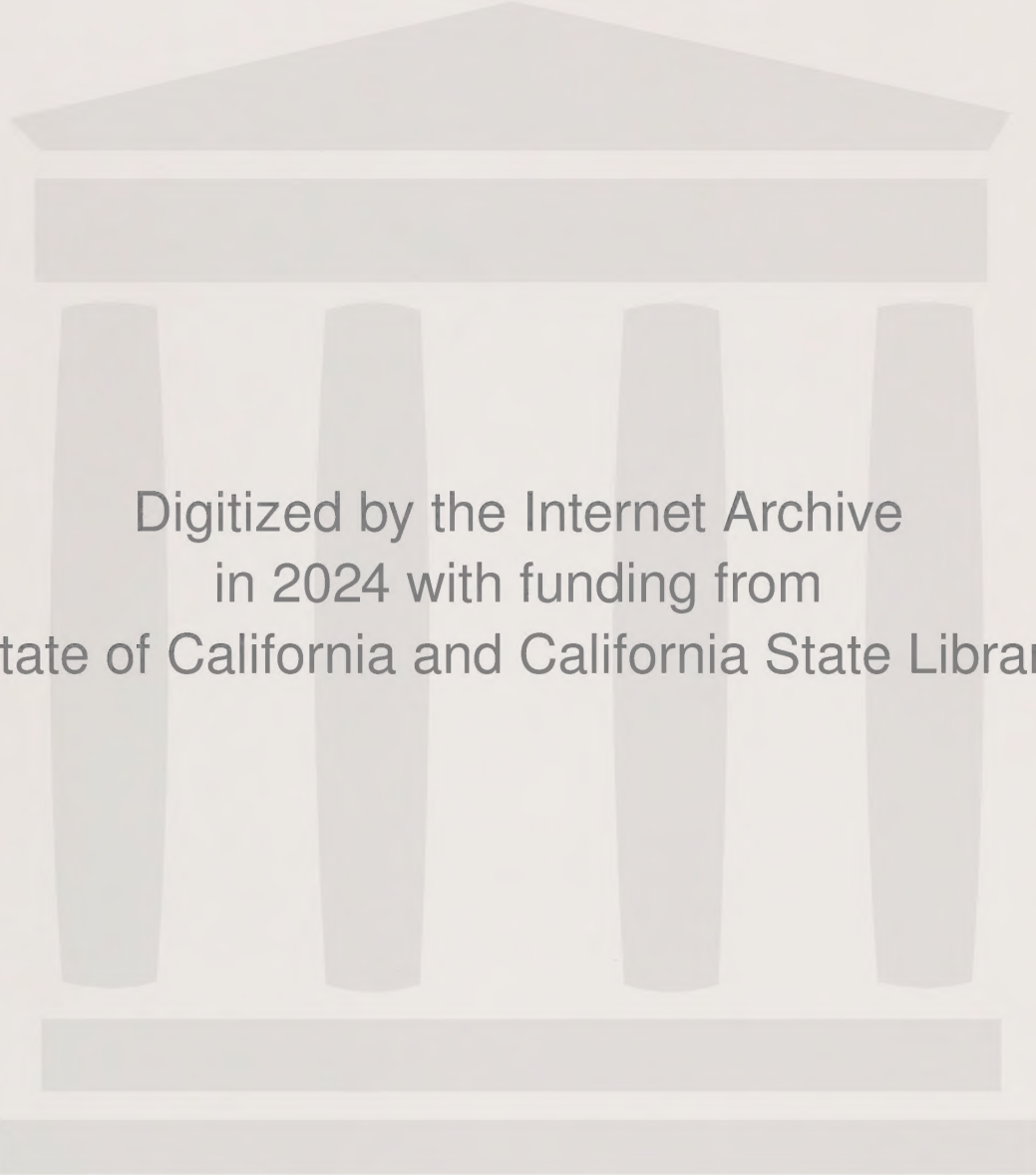
BUTLER COUNTY, CALIFORNIA

1957

Being a proposed replacement to the  
land use element of the Butler County General  
Plan which was adopted by the Board  
of Supervisors in 1954.

The present use of this General Plan  
study was intended to provide information on which  
planning could be done for the future and to  
provide a basis for the development of the future  
land use plan, as needed.





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COUNTY OF SUTTER, CALIFORNIA

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ACKNOWLEDGEMENT

The Board of Supervisors, Planning Commission and Consultant gratefully acknowledge the cooperation and assistance of the numerous individuals and agency representatives who contributed to the preparation of this General Plan study.





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TRANSMITTAL

November 30, 1967

The Honorable Board of Supervisors  
County of Sutter

Gentlemen:

We are pleased to submit herewith our report on the project undertaken at your direction to prepare base maps, existing land use studies and general land use and zoning proposals for the rural communities of Sutter County.

The maps, studies and proposals which were developed in the project will provide the tools, basic data and guides necessary to supplement the adopted General Plan and to extend detailed zoning protection to the rural areas of the County.

The interest and assistance of the Planning Commission and your Board is sincerely appreciated.

Respectfully submitted,

---

James M. Campbell  
Planning Consultant





## INTRODUCTION

The first General Plan for Sutter County, consisting of a Streets and Highways element, was revised and expanded to include a Land Use element under a project completed in 1964.

That plan element recognized the General Plan elements of the Cities of Yuba City and Live Oak which extended into their planning areas of surrounding unincorporated territory. The plan project included also the base mapping of the rapidly developing County area surrounding Yuba City, the plotting of existing land use survey data and the preparation of a zoning plan for the mapped and surveyed area.

The balance of the County was covered by a highly generalized pattern of land use element classifications. For that reason, the portion of the current project covered by this report provided for the base mapping, existing land use surveys, more specific land use element classification and detailed zoning proposals for the various rural communities and their surrounding agricultural areas.

A separate General Plan Report covers the recently adopted Recreation Element, which was prepared as a part of the current project.



## I. THE PLANNING PROJECT

### A. Base Mapping

A set of new base maps was prepared for the rural communities and the agricultural or other lands surrounding them, as follows:

<u>Community Area</u>	<u>Map Scale</u>	<u>Area Mapped</u>
East Nicolaus-Trowbridge	1 in. = 400 ft.	4 sq. miles
Meridan	" "	"
Pleasant Grove	" "	"
Rio Oso	" "	"
Tudor	" "	"
Robbins	" "	3 sq. miles
Nicolaus	" "	6 sq. miles
Sutter	" "	"
Riego	1 in. = 800 ft.	20 sq. miles
North (Sacramento Metro.) Airport Approach	1 in. = 800 ft.	20 Sq. miles

### B. Survey of Existing Land Uses

Field surveys of existing land uses were conducted in the above mapping areas, and the survey data was plotted in color on a set of the community base maps.

These maps show all residential, commercial, industrial, agricultural, public and other uses which were existing at the time of the survey, and are on display and available for official and public reference in the Building Inspection Department, County Office Building, Yuba City.





### C. Proposed Zoning Plans

Suggested plans for possible future zoning of the above community areas were prepared on transparent sheets overlaying the colored land use maps. These were developed from the existing land use data, and from the proposed Land Use element maps which are described and displayed on following pages.

## II. PROPOSED LAND USE ELEMENT PLANS

The 1964 General Plan Report set forth the objectives of the Plan and the standards for the Land Use and Transportation elements. Standards for the Land Use element established and described the following land use classifications:

1. Upland Agricultural: steep hill lands, grazing,  
etc.
2. Foothill Agricultural: foothill lands, grazing,  
etc.
3. Overflow Agricultural: agricultural lands subject to periodic flooding.
4. Intensive Agricultural: lands most suitable for agricultural production and requiring protection from incompatible uses.
5. Suburban Residential: transitional from agricultural to residential, 1 to 4 families per acre.
6. Urban Residential: urban type residential subdivision areas, varying densities of population, and commercial and other services.
7. Industrial: areas to contain concentrations of industrial uses.



The adopted General Plan classifies all lands in the County according to the above classifications.

In the more detailed surveys and studies of the current project reported herein, it was evident that several additional classifications of a more precise character were necessary to provide clear guides to the proposed future zoning of the study areas. The proposed new land use classifications are as follows:

1. "A-F" Agricultural - Floodway:

Areas which are suitable and desirable for agricultural production purposes, but which are located within levees and over which normal high water may flow. These areas will require special zoning to protect lives and property and to ensure Federal and State financial assistance in flood protection works construction.

Certain locations within these classification areas are suitable for private or public recreational uses and developments which are designed for possible flooding.

It is proposed that all primary river channels be assigned this classification in addition to the areas so classified on maps on following pages.

2. "A-E" Agricultural, Exclusive:

Areas which are best suited to productive agricultural use, which justify zoning protection to ensure their continuing economic use for agricultural purposes, and which may qualify as agricultural preserves under provisions of





State law and local regulations and procedures.

3. "R-L-A" Residential, Low Density-Agricultural:

This is a proposed refinement of the original Suburban Residential classification to indicate limited portions of rural areas suitable for residential use at densities of about one family per acre, and where limited livestock raising is compatible with site area. Proposed zoning is R-E or R-l-B:40-A.

4. "R-L" Residential, Low Density:

This also is a refinement of the Suburban Residential classification to indicate areas suitable for rural residential use at a density of two to four families per acre and possible R-l zoning.

5. "C" Commercial, General Service:

This is a refinement of the original Urban Residential classification to be used to identify those particular areas which are suitable for general commercial uses to serve the commercial service needs of the community and surrounding area.

In addition to the above, the original classification of "M" Industrial areas is used to identify areas suitable for concentrated industrial operations.

The above land use classifications have been used on the proposed Land Use element Maps which appear on the following pages.



It is recommended that consideration be given to new zoning provisions and procedures to permit utilization of State laws designed to permit the economic preservation of agricultural lands such as are given "Agricultural" classification on the proposed plan maps.





PROPOSED  
COMMUNITY LAND USE ELEMENT MAPS

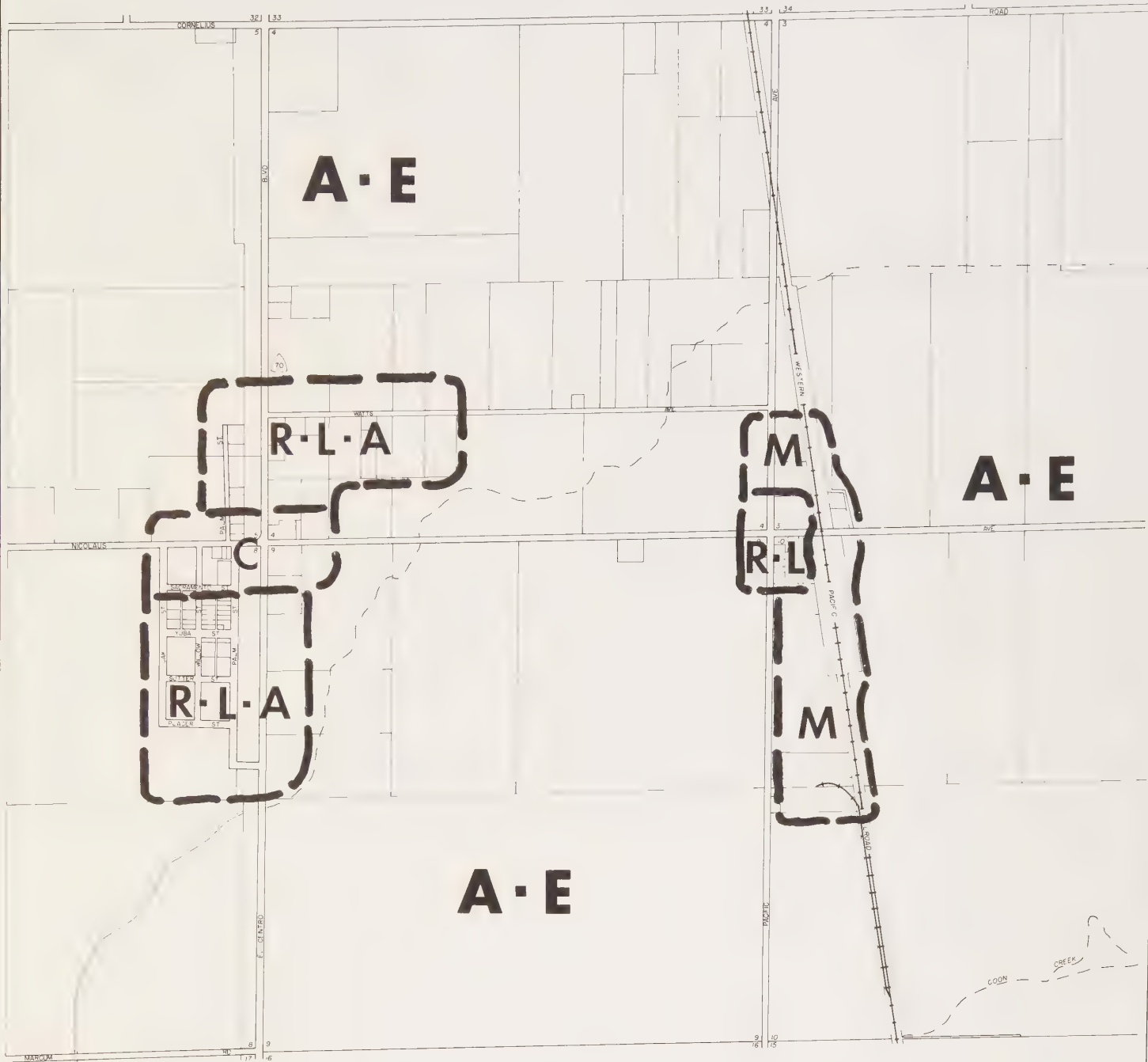
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LAND CLASSIFICATIONS

<u>Map Symbol</u>	<u>Land Classification</u>
"A-F"	Agricultural - Floodway
"A-E"	Agricultural - Exclusive
"R-L-A"	Residential, Low Density - Agricultural
"R-L"	Residential, Low Density
"C"	Commercial, General Service
"M"	Industrial



# SUTTER COUNTY · GENERAL PLAN



EAST NICOLAUS AND  
TROWBRIDGE AREAS

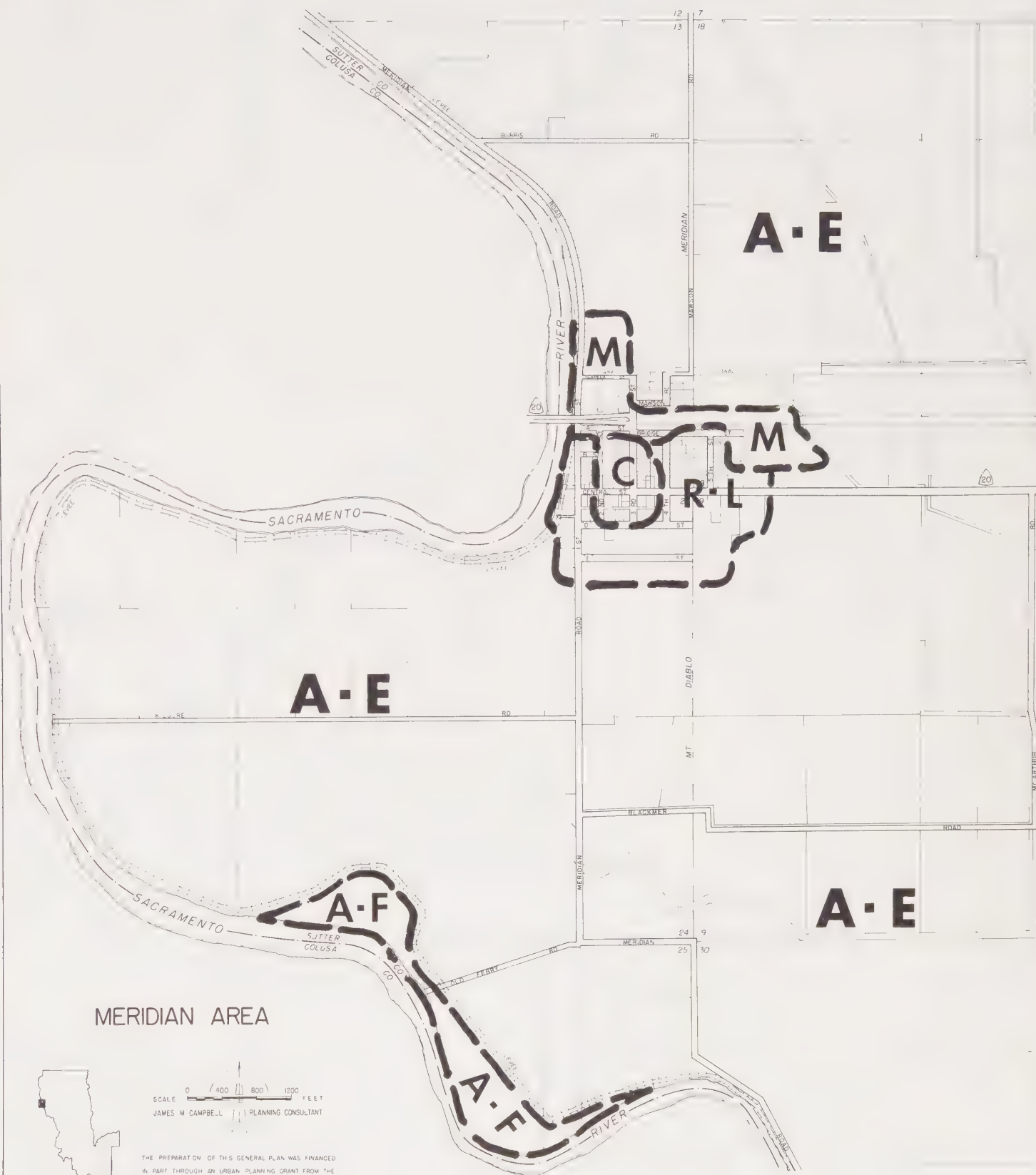


SCALE 0 400 800 200 FEET  
JAMES M. CAMPBELL PLANNING CONSULTANT

THE PREPARATION OF THIS GENERAL PLAN WAS FINANCED  
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# SUTTER COUNTY · GENERAL PLAN



## MERIDIAN AREA

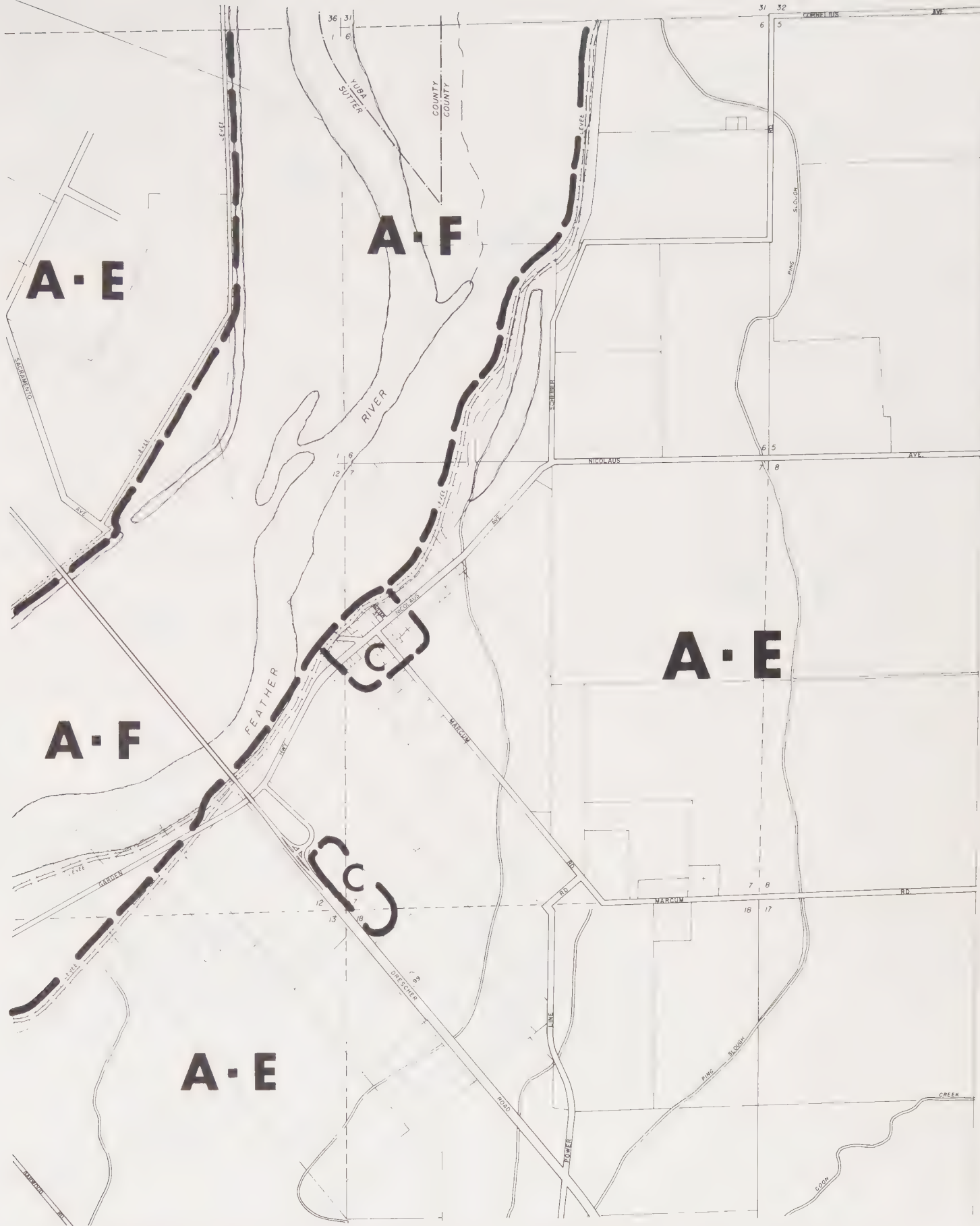


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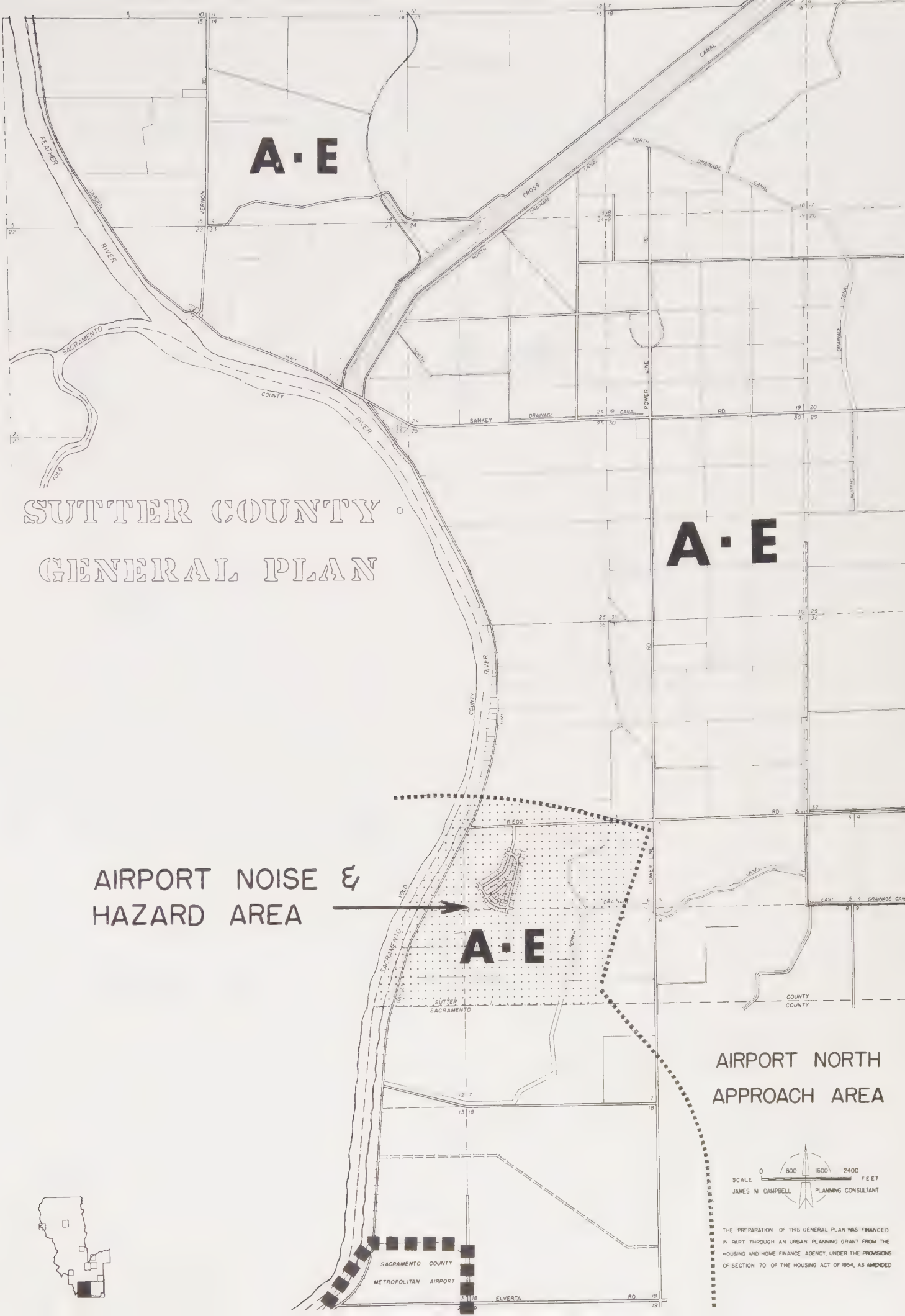
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NICOLAUS AREA





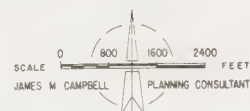
# SUTTER COUNTY GENERAL PLAN

AIRPORT NOISE &  
HAZARD AREA



**A-E**

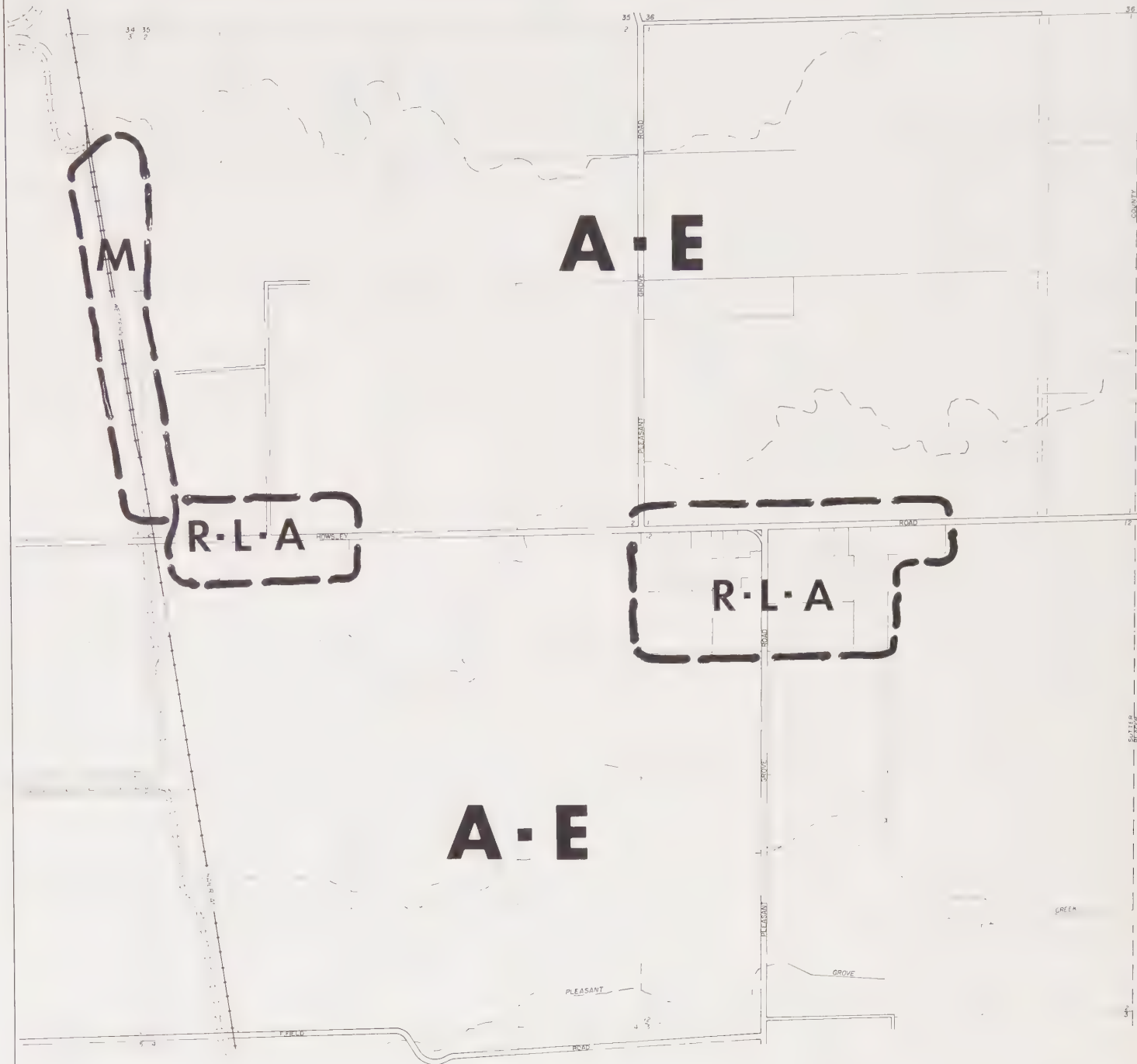
AIRPORT NORTH  
APPROACH AREA



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# SUTTER COUNTY · GENERAL PLAN



## PLEASANT GROVE AREA



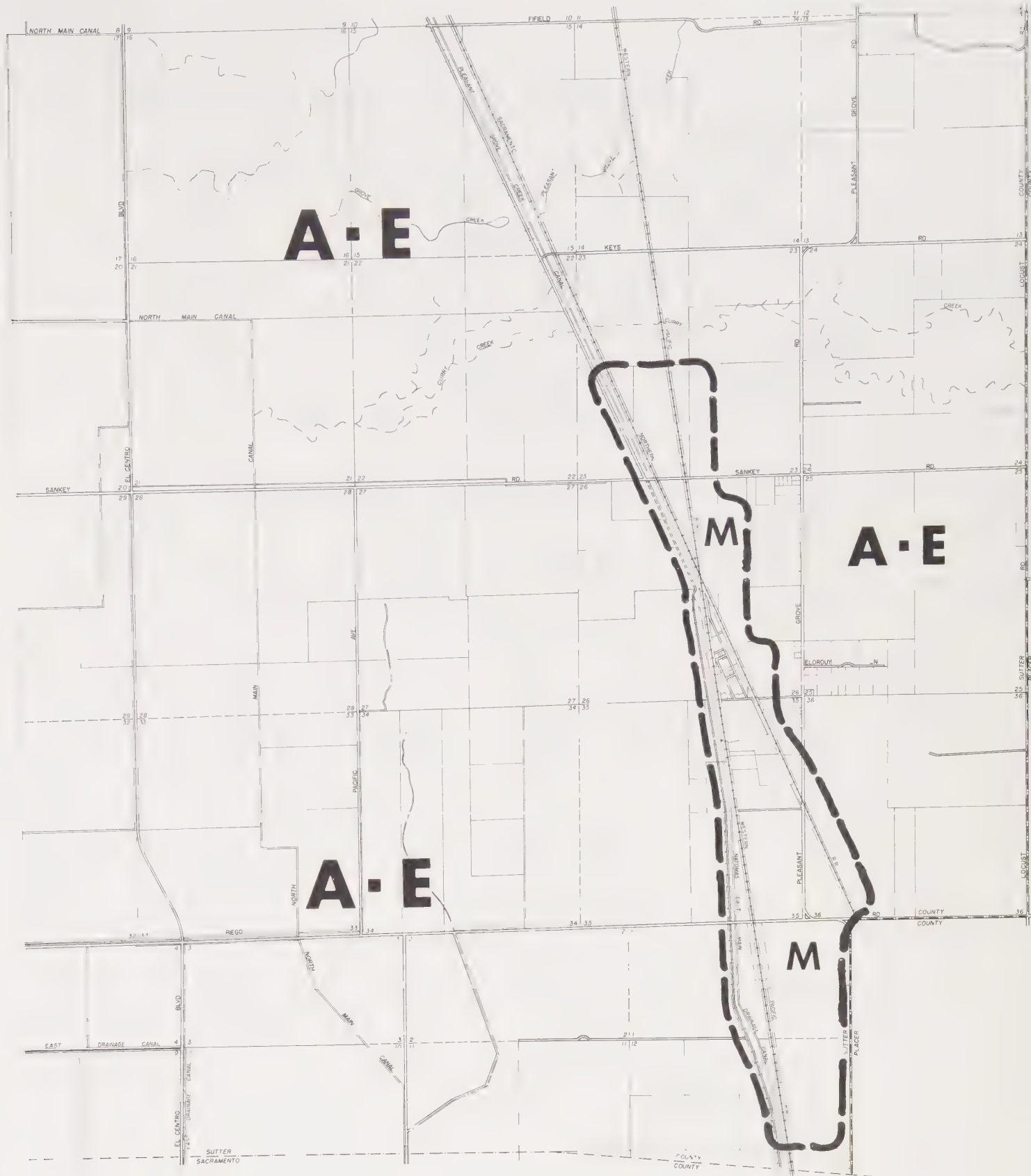
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# SUTTER COUNTY - GENERAL PLAN



RIEGO AREA



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SCALE FEET  
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# SUTTER COUNTY - GENERAL PLAN



## RIO OSO AREA

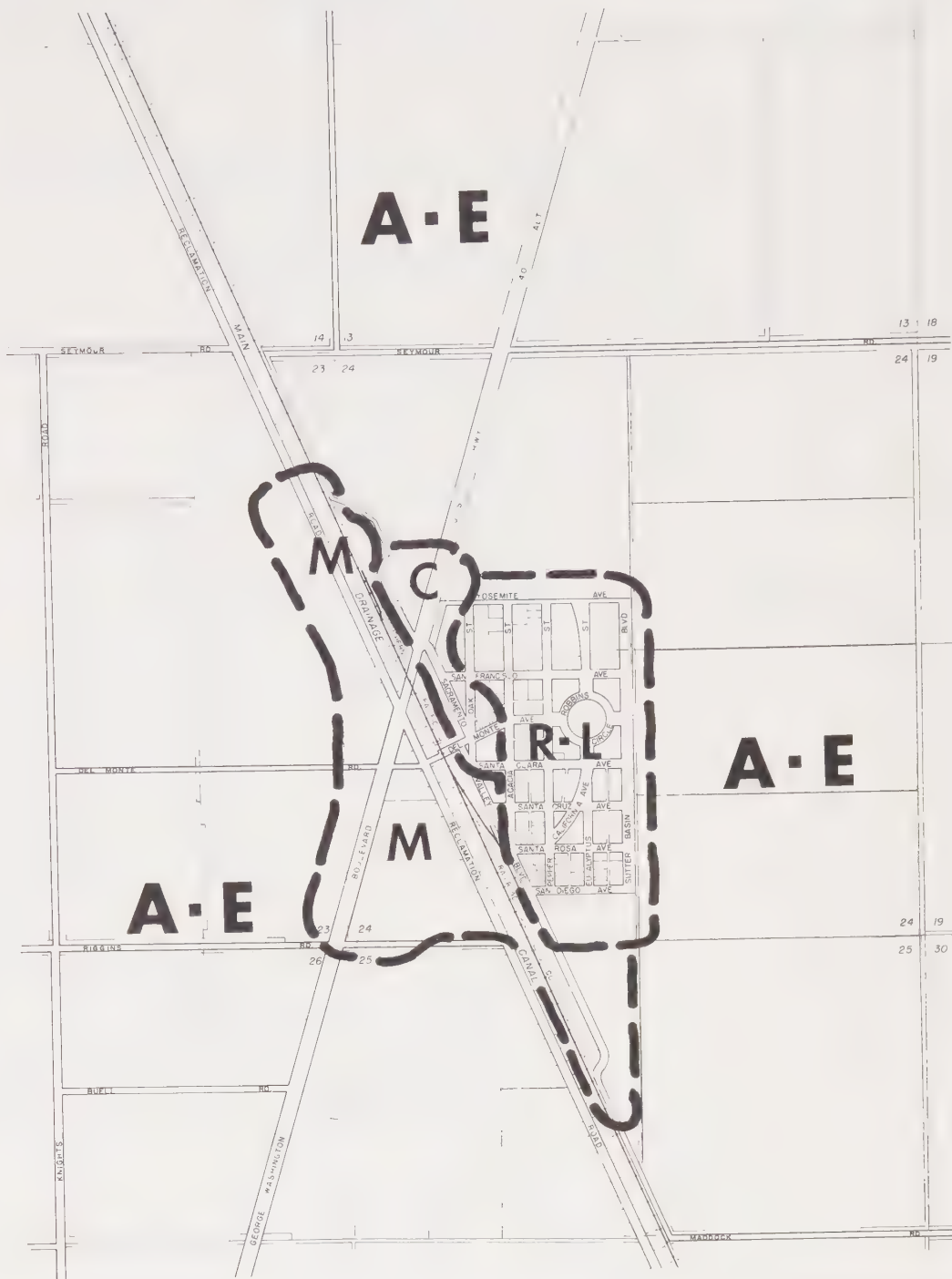


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# SUTTER COUNTY • GENERAL PLAN



ROBBINS AREA



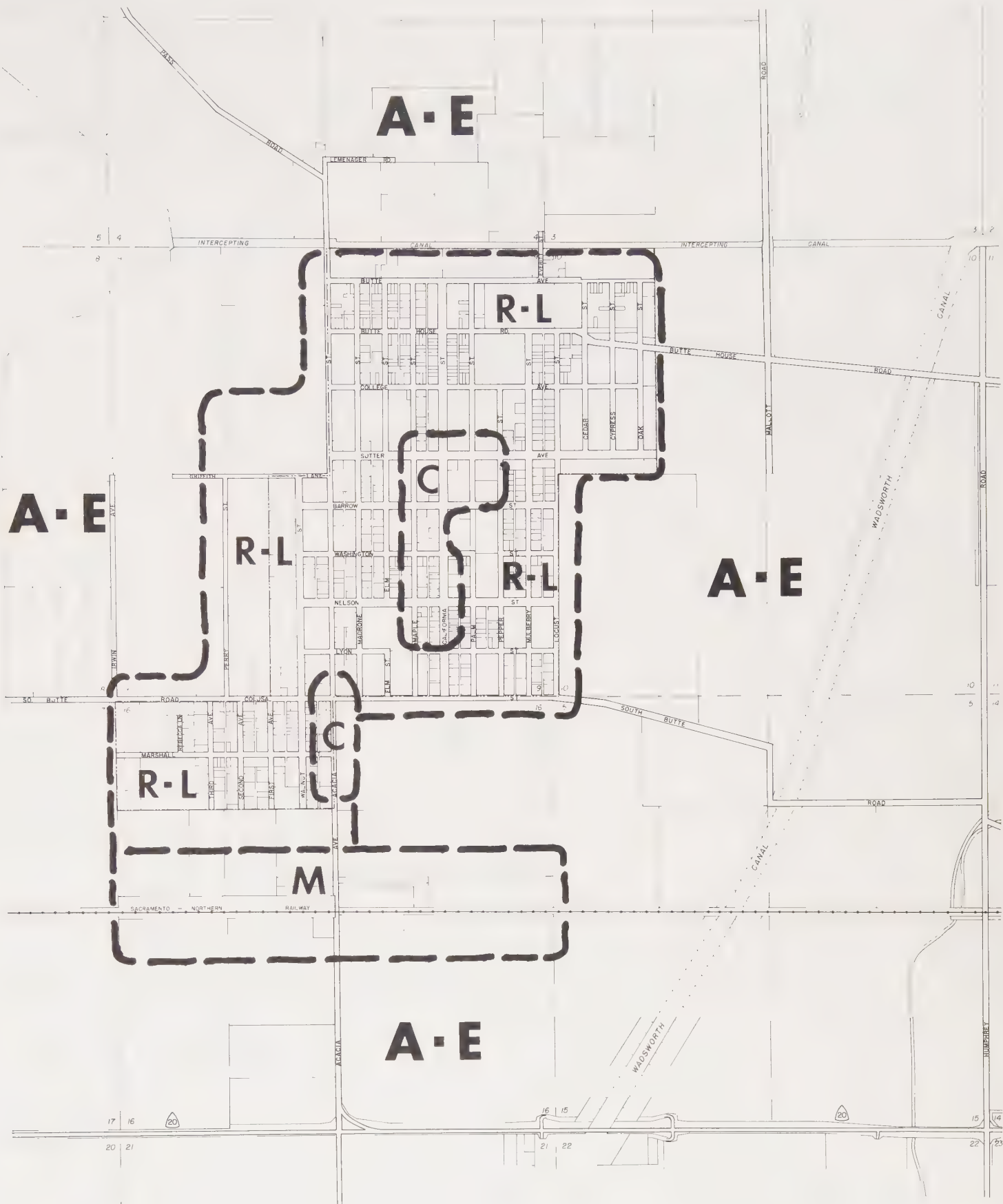
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# SUTTER COUNTY - GENERAL PLAN



SUTTER AREA

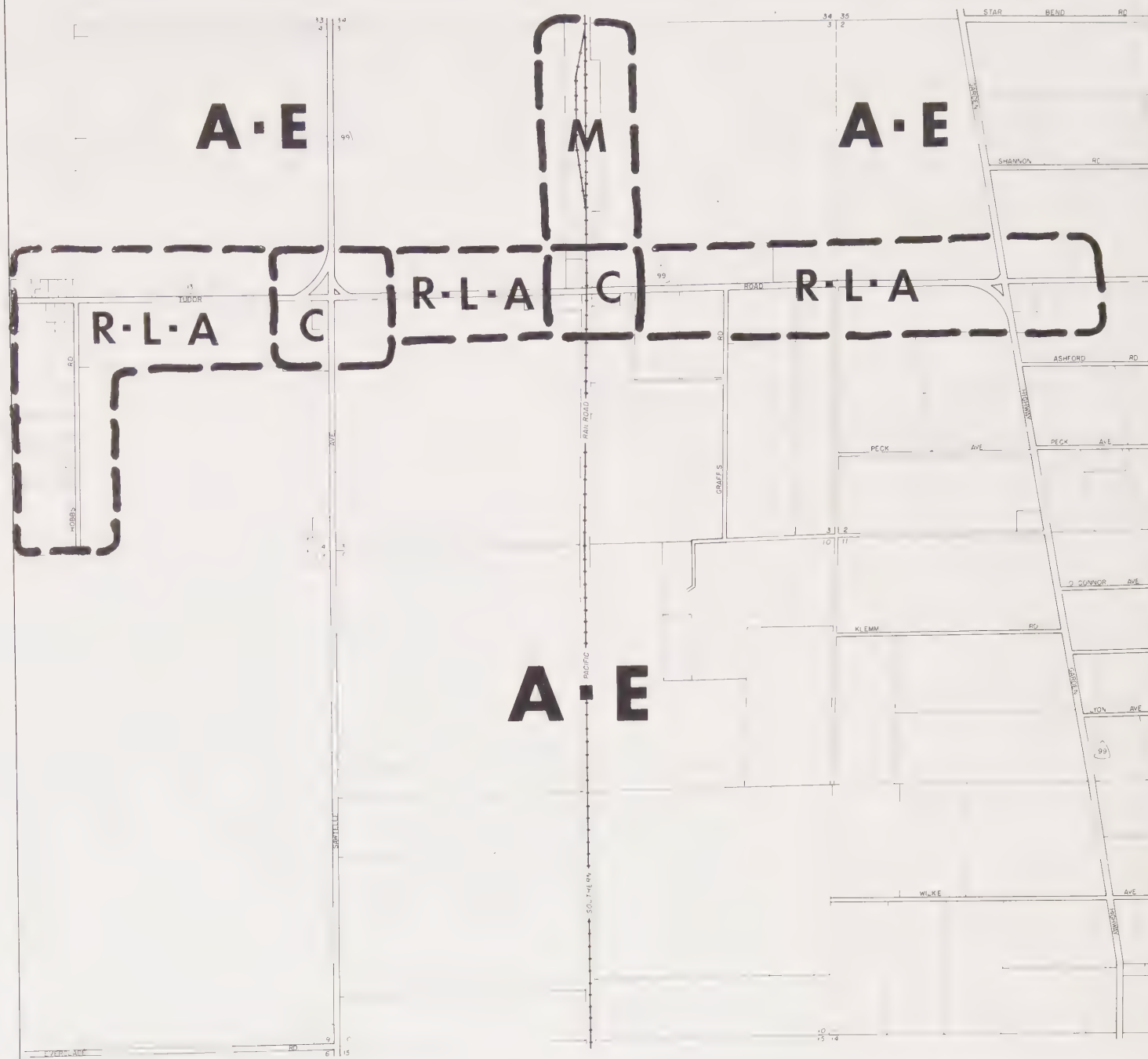


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## TUDOR AREA



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